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The following background investigation was conducted by Intelligence Research Specialist (IRS) [redacted] Special Agent [redacted] requested information on the ownership of Harlem Irving Cos. [redacted] has many interests in high profile land deals that require city assistance.

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Harlem Irving Co. has been involved in the University of Illinois and Greektown Expansion Project, a strip mall at North and Cicero Property, Lincoln Park Property, Glenview Airport Development, and the Ida B. Wells and Madden Park Homes development. [redacted]

Subcontractor Mesirow-Stein is involved in many of the same projects as Harlem Irving Co., such as, the University of Illinois/Greektown Expansion Project, O'Hare Airport concessions, and the Wells and Maddar Home Development Project.

Several of [redacted] recent land deals are illustrated in the attached charts for ease of understanding. All the connections in these million dollar transactions point back to Chicago City Hall.

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University of Illinois & Greektown Expansion

In July 1998, the University of Illinois at Chicago's controversial \$450 million South Campus expansion plan was approved. Trustees approved a \$15 million, 10-year agreement selecting a group called the SouthCampus Development Team--composed of Mesirow Stein Real Estate, the New Frontiers Companies and Harlem Irving Companies--to shepherd the entire project, which broke ground in 1999.

North and Cicero Property

In February 1999, at the Chicago City Council meeting, Mayor Daley proposed business incentives to include a \$3 million TIF subsidy for Harlem Irvings Cos., which is building a strip mall at North and Cicero Avenues. The City of Chicago bought property for \$3.29 million from the CTA Board to transfer to [redacted] to develop. [redacted] paid \$1.00 for the property title.

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Lincoln Park Property

In October 1999, the Chicago Transit Authority (CTA) board sold coveted Lincoln Park property to [redacted] of [redacted]

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Harlem Irving Co., Bruce Abrams' of LR Development Co. and Ron Shipka's Enterprise Development Co. This politically powerful development team agreed to pay less money and build more housing units than a competitor proposed for the site.

The CTA accepted a \$14 million offer for 2684 North Clark, Chicago, once the home of a bus garage. The partners had political ties to Mayor Richard Daley and the CTA's chairman. They are planning to build more than 160 units on the 3.7 acres.

Glenview Airport Development

In January 2000, Harlem Irving Co. received the contract for the development, leasing, and management of retail properties in "The Glen." This is the former 1,121-acre Glenview Naval Air Station. This is the largest redevelopment project in Illinois. Glenview was advised by Mesirow-Stein Real Estate.

Ida B. Wells and Madden Park Homes

On May 2000, CHA board chairwoman Sharon Gist-Gilliam voted for McCormick Baron & Associates to preside over the redevelopment of Ida B. Wells and Madden Park Homes. A subcontractor on the job is Mesirow-Stein, a partner with Gist-Gilliam's company, Unison-Maxiumus, in a firm called Airport Retail Management. The joint venture handles O'Hare Airport concessions.

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Gist-Gilliam was aware of Mesirow-Stein's involvement in the CHA project, Gilliam nevertheless voted at a CHA committee meeting that designated McCormick Baron as managing developer for the overhaul of Ida B. Wells and Madden Park Homes.

The contract with St. Louis-based McCormick Baron is worth several hundred million dollars, but the value of Mesirow-Stein's share was not known.

Information from the FBI Databases

Intelligence obtained from ACS indicates the following information. The serials' content has been abbreviated for the reader.

[REDACTED] LAND DEAL

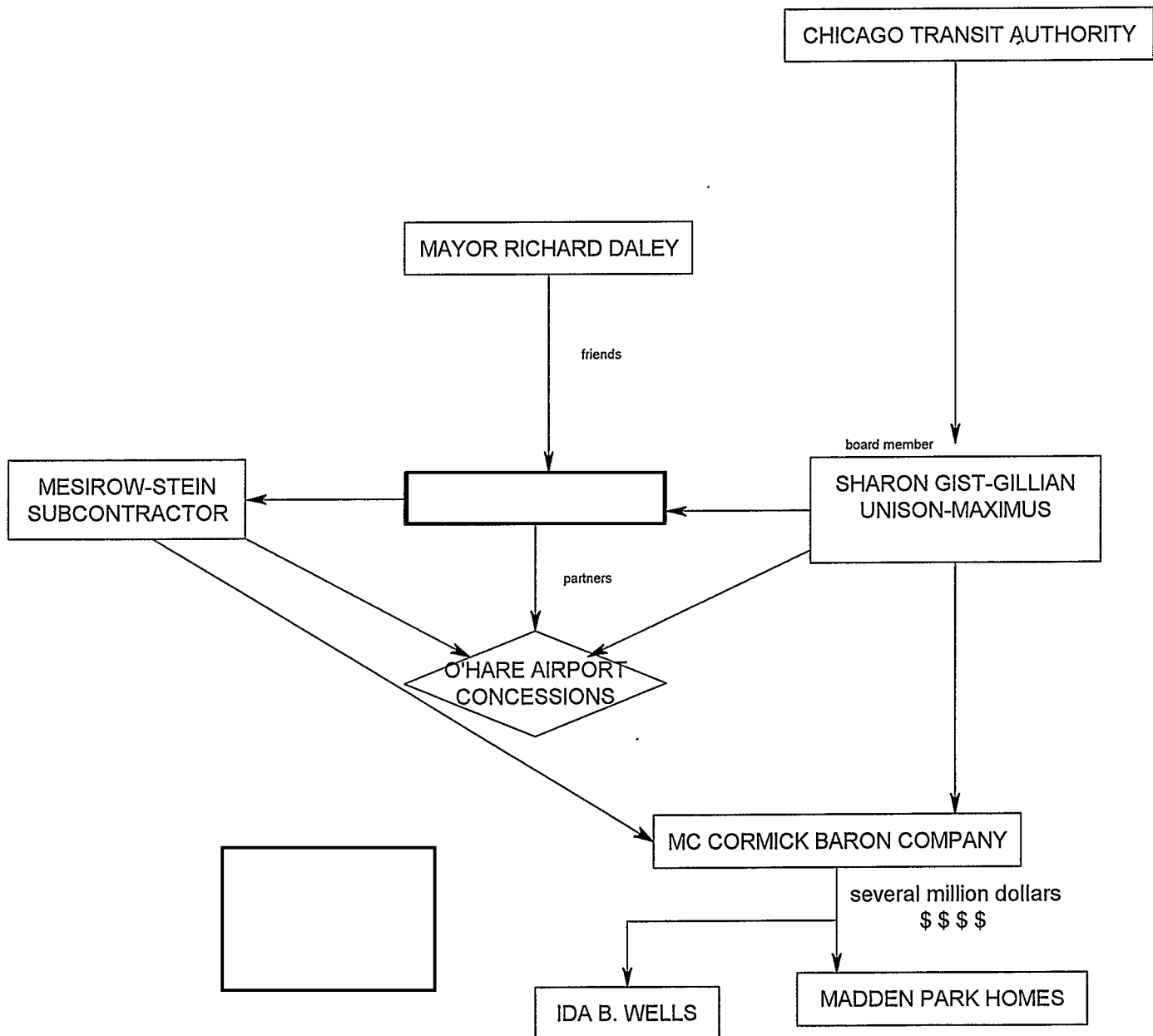
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Redevelopment of Ida B. Wells and Madden Park Homes

May 2000

CHA board chairwoman Sharon Gist-Gilliam engaged in a conflict of interest when she voted for McCormick Baron & Associates to preside over the redevelopment of Ida B. Wells and Madden Park Homes. Mesirow-Stein is a partner with Gist-Gilliam's company, Unison-Maximus, in a firm called Airport Retail Management (O'Hare Airport concessions).

The CHA committee designated McCormick Baron as managing developer for the massive overhaul. The contract with St. Louis-based McCormick Baron is worth several hundred million dollars, and Mesirow-Stein will get a share.



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